

**ESTATE NOTICES**

The Register of Wills has granted letters testamentary or of administration in the following estates. Notice is hereby given to all persons indebted thereto to make payment without delay and to those having claims or demands to present them for settlement to the Executors or Administrators or their attorneys.

**FIRST PUBLICATION**

**BAFILE, MARIE**, late of Roscoe Township, Washington Co., PA; Executrix: Donna Schmid, PO Box 63, Allenport, PA 15412; Attorney: Lisa J. Buday, PO Box 488, California, PA 15419

**CHUEY, SYLVIA P.**, a/k/a **SYLVIA PRICILLA CHUEY**, late of North Bethlehem Township, Washington Co., PA; Executrix: Vivian L. Daniels, c/o Susan Foster Blank; Attorney: Susan Foster Blank, 1634 East National Pike, Scenery Hill, PA 15360

**KOVALL, RICHARD THOMAS**, late of Carroll Township, Washington Co., PA; Administratrix: Laura L. Swanson, 824 Wanner Avenue, Monongahela, PA 15063; Attorney: Bradley M. Bassi, Bassi, Vreeland & Associates, PC, PO Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

**LINDSAY, ROBERT W.**, late of Monongahela, Washington Co., PA; Executor: Terry J. Lindsay, 92 Pigeon Swamp Rd., South Windham, CT 06266; Attorney: Bradley M. Bassi, Bassi, Vreeland & Associates, P.C., PO Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

**McCLENATHAN, FRANK H.**, late of Prosperity, Washington Co., PA; Executrix: Joy L. McClenathan, c/o Kusturiss, Wolf & Kusturiss, 12 N.

Jefferson Ave., Canonsburg, PA 15317; Attorney: Angela D. Kusturiss, Kusturiss, Wolf & Kusturiss, 12 N. Jefferson Ave., Canonsburg, PA 15317

**NEWMAN, BONNIE EUGENE**, a/k/a **BONNIE E. NEWMAN**, late of Chardon, OHIO; Executor: Roland M. Newman, c/o Susan Foster Blank; Attorney: Susan Foster Blank, 1634 East National Pike, Scenery Hill, PA 15360

**PHILLIPS, SR., WILLIAM B.**, late of Venetia, Washington Co., PA; Executrix: Donna C. Philips, 887 Jason Ave., Akron, OH 44315; Attorney: Bradley M. Bassi, Bassi, Vreeland & Associates, PC, PO Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

**PIFFERETTI, ADA**, a/k/a **ADA L. PIFFERETTI**, late of Cecil Township, Washington Co., PA; Executor: Thomas Pifferetti, 430 Salt Meadow Circle 104, Bradenton, FL 34208; Attorney: Jeffrey P. Derrico, Greenlee Derrico & Posa, LLC, 60 East Beau St., Washington, PA 15301

**POSCH, DOROTHEA A.**, late of McMurray, Washington Co., PA; Administrator: Richard E. Posch, c/o Jeffrey A. Golvash; Attorney: Jeffrey A. Golvash, 445 Fort Pitt Blvd., Suite 200, Pittsburgh, PA 15219

**STENGER, BARRY C.**, a/k/a **BARRY COLIN STENGER aka BARRY STENGER**, late of Canonsburg, Washington Co., PA; Executors: Virginia D. Stenger and Randy Z. Stenger, c/o PO Box 435, Hickory, PA 15340; Attorney: Peter K. Darragh, PO Box 435, Hickory, PA 15340

**THOMAS, JOHN P.**, late of Chartiers Township, Washington Co., PA; Executrix: Paula Thomas, 217 Roth Street, Houston, PA 15342; Attorney: Eva H. Ahern, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

**THORPE, WILLIAM M.**, a/k/a **BILL THORPE**, late of North Strabane Township, Washington Co., PA; Executrix: Victoria H. Thorpe, 33 North Pointe Drive, Fredericksburg, VA 22405; Attorney: Susan Mondik Key, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

**UZLIK, JR., JOSEPH**, late of Claysville, Washington Co., PA; Executor: Scott Uzlik, 1021 Woodbine Street, Pittsburgh, PA 15201

### SECOND PUBLICATION

**BARNHART, NANCY L.**, a/k/a **NANCY LEE BARNHART**, late of Borough of Coal Center, Washington Co., PA; Executor: Donald W. Barnhart, 2147 Hathaway Drive, Brunswick, OH 44212; Attorney: Megan A. Kerns, 1747 Rostraver Road, Belle Vernon, PA 15012

**BLOOM, GRACE E.**, late of Washington, Washington Co., PA; Executrix: Cherie Mazutis, 104 Summit Circle, Houston, PA 15342; Attorney: Kathleen Smith-Delach, Phillips & Phillips & Smith-Delach, PC, 29 East Beau St., Washington, PA 15301

**CLUTTER, WILLIAM D.**, late of South Strabane Township, Washington Co., PA; Executor: Douglas W. Clutter, 301 Sunset Blvd., Washington, PA 15301

**DiBASILIO, FRANK RANIERO**, a/k/a **FRANK R. DiBASILIO**, late of Carroll Township, Washington Co., PA; Executrix: Theresa M. DiBasilio Plauchak, 830 Ridge Avenue, Monongahela, PA 15063; Attorney: Theresa M. Plauchak, 830 Ridge Avenue, Monongahela, PA 15063

**HENNING III, KARL B.**, late of Nottingham Township, Washington Co., PA; Executrix: Barbara Kennedy, 657 Valley View Road, Eighty Four, PA 15330; Attorney: Thomas O. Vreeland,

Bassi, Vreeland & Associates, PC, 62 East Wheeling St., Washington, PA 15301

**HUBINON, SOPHIA ANDERSON**, a/k/a a **SOPHIA ANDERSON**, late of Charleroi, Washington Co., PA; Executrix: Lana L. Saksun, 26 Washington Drive, Monessen, PA 15062; Attorney: Bradley M. Bassi, Bassi, Vreeland & Associates, PC, PO Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

**KERN, CHARLES NORMAN**, a/k/a **CHARLES N. KERN**, late of Avella, Washington Co., PA; Administratrix: Courtney Kern, 25 Campbell Dr., Avella, PA 15312; Attorney: Speakman, Riethmuller & Allison, 6 South Main St., Suite 614, Washington, PA 15301

**LONICK, ADA M.**, a/k/a **ADA LONICK** a/k/a **ADA MARIE LONICK**, late of Independence Township, Washington Co., PA; Executrix: Michele Davis, 1907 Seagull Drive, Clearwater, FL 33764; Attorney: Eva H. Ahern, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

**ROE, GRACE WILSON**, late of North Franklin Township, Washington Co., PA; Executor: William K. Wilson, 179 Foxchase Drive, Canonsburg, PA 15317; Attorney: Thomas O. Vreeland, Bassi, Vreeland & Associates, PC, 62 East Wheeling Street, Washington, PA 15301

**STANLEY, HELEN**, late of Washington, Washington Co., PA; Executrix: Patricia A. Mercer, 840 Allison Avenue, Washington, PA 15301; Attorney: Clark A. Mitchell, 17 South College Street, Washington, PA 15301

### THIRD PUBLICATION

**ALOIA, EDWARD J.**, late of City of Washington, Washington Co., PA; Executor: Tommy L. Aloia, 200 N. Wade

Avenue, Washington, PA 15301; Attorney: Thomas O. Vreeland, Bassi, Vreeland & Associates, PC, 62 East Wheeling Street, Washington, PA 15301

**BANKS, WILLIAM R.**, late of City of Washington, Washington Co., PA; Executrix: Alyce R. Curry, c/o 775 East Maiden St., Washington, PA 15301; Attorney: Dorothy A. Milovac, 775 East Maiden St., 1st Fl., Washington, PA 15301

**BISHOP, ROBERT JOHN**, late of California Borough, Washington Co., PA; Administratrix: Linda J. Smola, 740 Greenhills Road, Irwin, PA 15642; Attorney: Kerri Shimborski-Abel, Zimmer Kunz PLLC, 132 S. Main St., Suite 400, Greensburg, PA 15601

**BUCKELS, MARY LOUISE**, late of Chartiers Township, Washington Co., PA; Executrix: Nancy A. Kidder, 200 Washington Trails, Washington, PA 15301; Attorney: William E. Speakman, Jr., Speakman, Riethmuller & Allison, 6 South Main St., Suite 614, Washington, PA 15301

**CHERUP, ROSEANNE G.**, late of Fredericktown, Washington Co., PA; Executor: Frank M. Cherup, c/o James E. Miscavage; Attorney: James E. Miscavage, 55 Old Clairton Road, Ste 204, Pleasant Hills, PA 15236

**GRANUS, NORMA J.**, late of North Charleroi, Washington Co., PA; Executor: Paul Granus III, 573 Conrad Avenue, N. Charleroi, PA 15022; Attorney: Thomas O. Vreeland, Bassi, Vreeland & Associates, P.C., PO Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

**KLAMORICK, MARGARET**, late of West Brownsville Borough, Washington Co., PA; Executrix: Danita K. Vitek, 3678 Meadowbrook Road, Murrysville, PA 15668; Attorney: Molly M. Creenan, Creenan & Baczkowski, PC, 3907 Old

William Penn Hwy., Ste 304, Murrysville, PA 15668

**NEILL, SHIRLEY MAE**, a/k/a **SHIRLEY M. NEILL**, late of Monongahela, Washington Co., PA; Administratrix D.B.N.C.T.: Rose Ellen Crompton, 139 McChain Road, Finleyville, PA 15332; Attorney: Eva H. Ahern, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

**PEPPER, MARY JUNE**, late of Centerville Borough, Washington Co., PA; Executrix: Darla J. Pepper-Miller, 198 Springfield Avenue, Washington, PA 15301; Attorney: Lisa J. Buday, PO Box 488, California, PA 15419

**RUSCIOLELLI, SR., EDWARD ANTHONY**, late of Cecil Township, Washington Co., PA; Executor: Leonard L. Rusciolelli, 113 Bashford Drive, Moon Township, PA 15108

**STONER, ELIZABETH JOAN**, a/k/a **BETTY JO STONER** a/k/a **ELIZABETH STONER**, late of, Washington Co., PA; Executrix: Cindy A. Rush, 140 Eastpointe Drive, Washington, PA 15301; Attorney: Sweat Law Offices, c/o Elizabeth Stoner Estate, 23 East Beau St., Washington, PA 15301

**TURNBULL, ROBERT W.**, a/k/a **ROBERT W. TURNBULL, JR. AKA ROBERT TURNBULL**, late of Donora Borough, Washington Co., PA; Executrix: Christine A. Ryan, 1540 Red Rock Ct., Vienna, VA 22182; Attorney: Thomas B. Kostolansky, 617 McKean Avenue, Donora, PA 15033

\*\*\*\*\*

#### NOTICE OF TRUST

NOTICE is hereby given of the administration of the **MONICA M. HUDOCK REVOCABLE TRUST AGREEMENT** dated the 8th day of January, 2016, Monica M. Hudock,

Grantor of the Trust, late of Nottingham Township, Washington County, Pennsylvania, died on December 13, 2016. All persons having claims against this Trust are requested to make the same known to Brian G. Hudock and Gabriel J. Hudock, Successor Co-Trustees, or their attorney named below. All persons indebted to the Trust are requested to make payment without delay to Brian G. Hudock, 6835 MacNeil Drive, Dublin, OH 43017 and Gabriel J. Hudock, 2242 Morrow Road, Pittsburgh, PA 15241, Successor Co-Trustees, or their attorney named below.

Richard R. Victoria, Esq.  
506 Circle Drive  
Belle Vernon, PA 15012 1)52-3

### **CORPORATION NOTICE**

#### INCORPORATION NOTICE

NOTICE is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA with respect to a Domestic Business corporation which has been organized under the Pennsylvania Business Corporation Law of 1988.

The name of the corporation is **CORPORATE PREFERRED, INC.**

Jack Wojdowski, Esq.  
3857 Ridge Crest Drive  
Southport, NC 28461 2)2-1

### **REAL ESTATE NOTICE**

**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
IN THE COURT OF COMMON  
PLEAS OF WASHINGTON  
COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
No. 2017-2541**

**WELLS FARGO BANK, N.A.**  
Plaintiff

vs.

**UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER  
SHIRLEY M. EWASKEY,  
DECEASED; DALE WAGNER, in his  
capacity as Heir of SHIRLEY M.  
EWASKEY A/K/A SHIRLEY  
EWASKEY, Deceased** Defendants

#### **NOTICE**

To UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER  
SHIRLEY M. EWASKEY, DECEASED

You are hereby notified that on May 22, 2017, Plaintiff, WELLS FARGO BANK, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of WASHINGTON County Pennsylvania, docketed to No. 2017-2541. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 701 FOUNTAIN STREET, CANONSBURG, PA 15317-3707 whereupon your property would be sold by the Sheriff of WASHINGTON County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

#### **NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the

case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Notice to Defend:  
 WASHINGTON COUNTY  
 SOUTHWESTERN PA LEGAL AID  
 SOCIETY  
 10 WEST CHERRY STREET  
 Washington, PA 15301  
 Telephone (724) 225-6170

Lawyer Referral Service  
 Washington County Bar Association  
 119 South College Street  
 Washington, PA 15301  
 Telephone (724) 225-6710

6)2-1

## SHERIFF SALES

### Special Notice On Real Estate Sales Sheriff's Rule

Tax collectors, attorneys and solicitors who file tax statements, liened taxes and municipal liens against property being sold at Sheriff's Sale. Hereafter, no statements can be withdrawn or adjustments made after the property has been bid in at a certain price, therefore statements must be correct at the time of filing. THERE WILL BE NO EXCEPTIONS TO THIS RULE.

Abstracts of properties taken in execution upon the writs shown, at the number and terms shown, as the properties of the severally named defendants, owners or reputed owners, and to be sold by Samuel Romano, Sheriff of Washington County, PA, on **Friday, September 1, 2017 at 10:00 o'clock a.m.** in the office of the Sheriff, Washington County Courthouse Square, Washington, PA. Ten (10%) percent of the purchase money (but not less than the Sheriff's Cost), shall be paid on the day of the sale and the balance on or before **Wednesday, September 6, 2017 at 4:00 o'clock p.m.** If however such ten (10%) percent down payment be not made on day of sale, the property will again be expsd to sale immediately, on the date aforesaid. If balance of payment be not made on Wednesday following the date of sale, the property will again be put up for sale on **Friday, September 8, 2017 at 10:00 o'clock a.m.** At the expense and risk of the person to whom it was struck off, who in case of any deficiency on such sale, shall make good the same. (Complete description of the following properties are on file in the Sheriff's Office at the Courthouse Square, 100 West Beau Street, Room 303, Washington, PA.) Notice is hereby given that the schedule of distribution will be filed by the Sheriff not later than thirty (30) days from date of sale and that distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given.

**Sheriff Sale List**

<u>Sale#</u>	<u>Plav Def .....</u>	<u>Property Location</u>
2017-142.....	Bayview Loan Servicing v. Lowe.....	Hopewell Township
2017-262.....	PA Housing Finance v. Sundy .....	New Eagle Borough
2017-328.....	PA Housing Finance v. Taylor.....	City of Washington
2016-448.....	CIT Bank v. Comer.....	Carroll Township
2017-643.....	Nationstar Mortgage v. Romano.....	Canonsburg
2017-652.....	Nationstar Mortgage v. Tkalcevic.....	Smith Township
2017-682.....	The Bank of New York v. Wiczorek.....	Chartiers Township
2017-777.....	PNC Bank v. Brewer .....	Borough of Canonsburg
2017-911.....	The Bank of New York v. Thomas .....	Washington
2015-963.....	LsF9 Master Part. Trust v. Bentley .....	Union Township
2017-998.....	Bank of America v. Bakaitis.....	North Franklin Township
2017-1095...	Wells Fargo Bank v. Miller .....	California Borough
2017-1119...	Wilmington Savings v. Borkowski.....	Canton Township
2017-1358...	JP Morgan Chase Bank v. Bollinger.....	Amwell Township
2017-1383...	Federal National Mortgage v. Pocky .....	Long Branch Borough
2017-1714...	Wells Fargo Bank v. Haynes .....	Bentleyville
2017-1886...	Wilmington Trust v. Miller.....	California Borough
2017-1907...	Wells Fargo Bank v. Graham .....	Buffalo Township
2016-2106...	Ditech Financial v. Kirby.....	Monongahela
2016-2214...	CIT Bank v. Vreeland/Greely .....	Chartiers Township
2013-3018...	Nationstar Mortgage v Behling.....	Carroll Township
2016-3710...	Wells Fargo Bank v. Thybault.....	Roscoe Borough
2016-4607...	Deutsche Bank v. Dee.....	Canonsburg
2016-4827...	Dollar Bank v. Loulli .....	Chartiers Township
2016-4829...	Quicken Loans v. Brown .....	Burgettstown
2013-5115...	Bank of America v. Dean .....	Donegal Township
2014-5500...	US Bank v. Poland.....	Donegal Township
2011-5748...	Federal National Mtg v. Brown .....	Centerville Borough
2016-6485...	US Bank v. Miller.....	Bentleyville
2014-6545...	Community Bank v. Ealy.....	East Washington Boro
2016-7099...	Bank of New York v. Collins .....	Stockdale
2016-7116...	PNC Bank v. Helms.....	East Washington Boro
2016-7124...	PNC Bank v. McKean .....	South Strabane Township
2016-7258...	Huntington National Bank v. Gilbert.....	South Strabane
2016-7616...	Bank of New York v. Havel .....	Mt. Pleasant Township
2016-7862...	JP Morgan Chase v. McKeever .....	Bridgeville
2015-4592...	Ringgold School Dist. V. Wietrzykowski..	Finleyville
2014-4711...	Ringgold School Dist. V. Kapusta.....	Finleyville
2015-4820...	Ringgold School Dist. V. Muntan.....	Monongahela
2011-5138...	Ringgold School Dist. V. Davis/Carson ....	Monongahela
2011-5856...	Ringgold School Dist. V. Bandalo.....	Donora
2014-6823...	Ringgold School Dist. V. Askins.....	Union Township
2014-7195...	Washington School Dist. V. Walters .....	Washington
2009-7338...	Ringgold School Dist. V. Leckie .....	Donora
2014-7455...	Peters Township v. Holmes .....	Peters Township

2014-7483 ...Peters Township v. Clark .....	Peters Township
2013-7613 ...First Citizens Bank v. Rupert .....	Charleroi
2011-7873 ...Ringgold School Dist. V. Baltimore .....	Finleyville

MORTGAGE FORECLOSURE No. 2017-142 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 1, 2017**

**BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY Plaintiff vs. MICHAEL R. LOWE & REBECCA ANN HENDERSON aka REBECCA A. HENDERSON Defendants**

ALL that certain property situated in **Hopewell Township**, Washington County, Pennsylvania. Parcel ID:3500070000000801 Known and numbered as 283 Fox Road, Avella, PA 15312.

**SHERIFF'S SALE No. 2017-262**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-262 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 1, 2017**

**Pennsylvania Housing Finance Agency, Plaintiff, vs. Brian S. Sundy and Sharon J. Sundy, Defendants.**

ALL THAT CERTAIN LOT OF GROUND SITUATE IN THE **BOROUGH OF NEW EAGLE, WASHINGTON COUNTY,**

PENNSYLVANIA; BEING KNOWN AS PARCEL NO. 480-008-00-05-0017-01. HAVING ERECTED THEREON A DWELLING ALSO KNOWN AS 108 MORTON STREET, NEW EAGLE, PA 15067

**SHERIFF'S SALE No. 2017-328**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-328 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 1, 2017**

**PENNSYLVANIA HOUSING FINANCE AGENCY, 211 North Front St., P.O. Box 15057, Harrisburg, PA 17101 vs. JENNIFER TAYLOR, ANN L. TAYLOR , CHAD W. TAYLOR**

ALL that certain lot or parcel of ground situate in the Seventh Ward of the **City of Washington**, County of Washington and Commonwealth of Pennsylvania, IDENTIFIED as LOT AND BLOCK/ PARCEL ID #:770-006-00-01-0015-00; HAVING erected a dwelling thereon known as 540 DUNCAN AVENUE, WASHINGTON, PA 15301

**SHERIFF'S SALE No. 2016-448**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-448 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public

sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 1, 2017**

**CIT Bank, N.A. Plaintiff v. Robert Comer, Known Surviving Heir of Charlotte A. Rodriguez and Unknown Surviving Heirs of Charlotte A Rodriguez and Robert Comer Defendants**

ALL That Certain land situate in **Carroll Township** in the County of Washington, Commonwealth of Pennsylvania. Premises: 1592 Meldon Avenue, Donora, Pennsylvania 15033 - Tax I.D. #: 130-009-03-01-0004-00; Improvements consist of a Residential Dwelling

**SHERIFF'S SALE No. 2017-643**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-643 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 1, 2017**

**NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY 8950 Cypress Waters Boulevard, Coppell, TX 75019 vs. The Unknown Heirs of Frank J. Romano Deceased, JOANNE VULCER-KATRENCIK a/k/a JOANNE ROMANO Solely in Her Capacity as Heir of Frank J. Romano, DECEASED**

ALL THAT PARCEL OF LAND IN **BOROUGH OF CANONSBURG, WASHINGTON COUNTY, COMMONWEALTH OF PENNSYLVANIA**, Parcel ID: 110-030-

00-00-0007-00, BEING KNOWN AND DESIGNATED AS 418 CECIL STREET, CANONSBURG, PA 15317

**SHERIFF'S SALE No. 2017-652**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-652 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 1, 2017**

**Nationstar Mortgage LLC Plaintiff, vs. Terry Tkalcevic, AKA Terry L. Tkalcevic, Defendant**

ALL THAT CERTAIN lot or parcel of land, situate in the **Township of Smith**, Washington County, Pennsylvania. Being known as: 8 Crest Drive, Slovan, PA 15078 -Tax Parcel IDs: 570-023-09-00-0002-00, 570-023-09-00-0003-00,570-023-09-00-0003-01, 570-023-09-00-0009-00

**SHERIFF'S SALE No. 2017-682**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-682 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 1, 2017**

**THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK as successor in interest to JP Morgan Chase Bank, N.A. as Trustee for Nationstar Home Equity Loan Trust 2006-B, Plaintiff, vs. Dale**



**Casimir Wieczorek, Sr. aka Dale Wieczorek, Defendant**

ALL THAT CERTAIN piece, parcel or lot of land situate in **Chartiers Township**, WASHINGTON County, Pennsylvania; Tax Parcel No.: 170-006-04-08-0007-00 Property Address: 300 Cherry Avenue, Houston, PA 15342

Improvements: Erected Thereon

**SHERIFF'S SALE No. 2017-777**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-777 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 1, 2017**

**PNC Bank, National Association Plaintiff v. ROBERT A. BREWER Defendant(s)**

By virtue of a Writ of Execution filed to No. 2017-777, PNC Bank, National Association v. ROBERT A. BREWER, owners of property situate in Third Ward of the **Borough of Canonsburg**, Washington County, Pennsylvania, being 120 E. Pitt Street, Canonsburg, PA 15317. Assessment Map No.: 110-013-00-01-0023-00

Assessed Value Figure: \$65,400

Judgment Amount: \$52,891.18

Improvements Thereon: Residential Property

**SHERIFF'S SALE No. 2017-911**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-911 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building,

Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 1, 2017**

**The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, NA as successor to JP Morgan Chase Bank, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass Through Certificates Series 2003-KS8 c/o Ocwen Loan Servicing, LLC Plaintiff v. Betty L. Thomas**

JUDGMENT Amount \$91,797.73

Attorney: Jessica N. Manis, Esq., 1581 Main Street, Suite 200, Warrington, PA 18976

All the right, title and interest and claim of Betty L. Thomas of, in and to:

All that certain lot or piece of ground situate in the in the Fifth Ward of the **City of Washington**, Washington County, having erected thereon a dwelling known as 54 Rural Avenue, Washington, PA 15301 -I.D. NO. 750-031-00-01-000-00

**SHERIFF'S SALE No. 2015-963**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2015-963 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104,100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 1, 2017**

**LsF9 Master Participation Trust Plaintiff vs. William G. Bentley and Jacqueline J. Bentley Defendants**

All That Certain land situate in **Union Township** in the County of Washington,

Commonwealth of Pennsylvania.  
Premises: 5 Davidson Avenue, Elrama,  
Pennsylvania 15038 - Tax ID. #: 640-007-  
04-04-0031-00,640-007-04-04-0030-00;  
Improvements consist of a Residential  
Dwelling

**SHERIFF'S SALE No. 2017-998**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE No.  
2017-998 issued out of the COMMON  
PLEAS of Washington County, and to me  
directed on which inquisition and  
exemption are waived, there will be  
exposed at public sale in the Courthouse  
Square Building, Room 104, 100 West  
Beau Street, Washington, PA 15301,  
Washington County, at 10:00 A.M. on  
**SEPTEMBER 1, 2017**

**Bank of America, N.A., Successor by  
Merger to BAC Home Loans Servicing,  
LP fka Countrywide Home Loans  
Servicing LP v. Douglas Bakaitis a/k/a  
Douglas E. Bakaitis**

owner(s) of property situate in the  
**NORTH FRANKLIN TOWNSHIP,**  
WASHINGTON County, Pennsylvania,  
being 361 Mineola Ave., Washington. PA  
15301-5705; Parcel No. 510-003-04-01-  
0013-00 (Acreage or street address)  
Improvements thereon: RESIDENTIAL  
DWELLING - Judgment Amount:  
\$138,333.83

Attorneys for Plaintiff Phelan Hallinan  
Diamond & Jones, LLP

**SHERIFF'S SALE No. 2017-1095**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE No.  
2017-1095 issued out of the COMMON  
PLEAS of Washington County, and to me  
directed on which inquisition and  
exemption are waived, there will be  
exposed at public sale in the Courthouse  
Square Building, Room 104,100 West  
Beau Street, Washington, PA 15301,

Washington County, at 10:00 A.M. on  
**SEPTEMBER 1, 2017**

**Wells Fargo Bank, N.A. v. Brian L.  
Miller Stephanie Miller**

owner(s) of property situate in the  
**CALIFORNIA BOROUGH,**  
WASHINGTON County. Pennsylvania,  
being 237-241 Ash Street. California, PA  
15419-1005; Parcel No. 080-011-00-01-  
0006-00 (Acreage or street address) -  
Improvements thereon: RESIDENTIAL  
DWELLING - Judgment Amount:  
\$115,296.23

Attorneys for Plaintiff Phelan Hallinan  
Diamond & Jones, LLP

**SHERIFF'S SALE No. 2017-1119**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE No. 2017  
-1119 issued out of the COMMON  
PLEAS of Washington County, and to me  
directed on which inquisition and  
exemption are waived, there will be  
exposed at public sale in the Courthouse  
Square Building, Room 104,100 West  
Beau Street, Washington, PA 15301,  
Washington County, at 10:00 AM. on  
**SEPTEMBER 1, 2017**

**Wilmington Savings Fund Society, FSB,  
d/b/a Christiana Trust, not individually  
but as Trustee for Pretium Mortgage  
Acquisition Trust PLAINTIFF VS.  
Daniel Borkowski and Kathleen H.  
Borkowski, DEFENDANTS**

ALL that certain tract or parcel of land,  
situate in **Canton Township,** Washington  
County, Pennsylvania, being more  
particularly bounded and described as  
follows: HAVING AN ADDRESS OF:  
1086 LYNN PORTAL ROAD,  
WASHINGTON PA 15301  
IDENTIFIED as Tax Parcel ID#: 120-005  
-00-00-0015-02

**SHERIFF'S SALE No. 2017-1358**

By virtue of a WRIT OF EXECUTION -MORTGAGE FORECLOSURE No. 2017-1358 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on

**SEPTEMBER 1, 2017**

**JPMorgan Chase Bank, National Association PLAINTIFF VS. Judith C. Bollinger, Administratrix of the Estate of Kenneth S. Bollinger, deceased DEFENDANT**

ALL that certain lot or piece of ground situate in **Anwell Township**, Washington County, Commonwealth of Pennsylvania; Parcel No. 020-014-00-00-0024-03 -ADDRESS: 1038 BRUSH RUN ROAD, WASHINGTON, PA.15301

**SHERIFF'S SALE No. 2017-1383**

By virtue of a WRIT OF EXECUTION -MORTGAGE FORECLOSURE No. 2017-1383 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on

**SEPTEMBER 1, 2017**

**FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE") Plaintiff VS. MARK A. POCKY AND CATHERINE H. POCKY Defendant**

PROPERTY BEING KNOWN AS: ALL that certain parcel of ground situate in **Long Branch Borough**, Washington County, Pennsylvania, 103 WALNUT STREET, COAL CENTER, PA 15423 -

PARCEL IDENTIFICATION NO: 390-006-00-00-0028-02 IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling

**SHERIFF'S SALE No. 2017-1714**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017 -1714 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on

**September 1, 2017**

**Wells Fargo Bank, N.A., as Trustee for The Pooling and Servicing Agreement Dated as of April 1, 2005 Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2005-Whq2 v. John Haynes a/k/a John L. Haynes, Jr & Nancy Paterini a/k/a Nancy D. Paterini**

owner(s) of property situate in the **BENTLEYVILLE BOROUGH**, WASHINGTON County, Pennsylvania, being 208 Russie Avenue, Bentleyville, PA 15314-1434 – Parcel No. 040-043-00-02-0010-00,040-043-00-02-0011-00

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING -Judgment Amount \$70,413.63

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

**SHERIFF'S SALE No. 2017-1886**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017 -1886 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301,

Washington County, at 10:00 A.M. on **SEPTEMBER 1, 2017** Improvements Thereon: Residential Property.

**Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A., as Trustee to Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2005-10 PLAINTIFF VS. Brian L. Miller and Stephanie Miller DEFENDANTS**

ALL of the following bounded and described land in said **Borough of California**, Washington County, Pennsylvania, being 84-86 Third Street, California, P A 15419; Parcel No.: 080-011-00-01-0007-00

**SHERIFF'S SALE No. 2017-1907**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-1907 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 AM. on **SEPTEMBER 1, 2017**

**Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2001-D, Asset-Backed Certificates, Series 2001-D Plaintiff v. MICHAEL J. GRAHAM & PAMELA GRAHAM AKA PAMELA A. GRAHAM; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY INTERNAL REVENUE SERVICE Defendant(s),**

owners of property situate in **Buffalo Township**, Washington County, Pennsylvania, being 3755 Route 40, Washington, PA 15301

Assessment Map No.: 060-015-00-00-0001-01

Assessed Value Figure: \$209,200.00

Judgment Amount: \$167,689.91

**SHERIFF'S SALE No. 2016-2106**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-2106 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 1, 2017**

**Ditech Financial LLC f/k/a Green Tree Servicing LLC v. Joann M. Kirby**

owner(s) of property situate in the **MONONGAHELA CITY, 2ND**, WASHINGTON County, Pennsylvania, being 531 Alexander Street, Monongahela, PA 15063-2164; Parcel No. 430-014-00-01-0009-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$94,652.38

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

**SHERIFF'S SALE No. 2016-2214**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-2214 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room: 104,100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 1, 2017**

**CIT Bank, N.A. Plaintiff v. Thomas O. Vreeland, Executor of the Estate of Doris J. Greely Defendant**

All That Certain land situate in **Chartiers Township** in the County of Washington,

Commonwealth of Pennsylvania.  
Premises: 735 W. Pike Street, Houston,  
Pennsylvania 15342  
Tax I.D. #: 170-016-05-04-0002-00-  
Improvements consist of a Residential  
Dwelling

**SHERIFF'S SALE No. 2013-3018**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE No. 2013  
-3018 issued out of the COMMON  
PLEAS of Washington County, and to me  
directed on which inquisition and  
exemption are waived, there will be  
exposed at public sale in the Courthouse  
Square Building, Room 104, 100 West  
Beau Street, Washington, PA 15301,  
Washington County, at 10:00 A.M. on  
**SEPTEMBER 1, 2017**

**Nationstar Mortgage LLC v. Karen  
Lynn Behling**

owner(s) of property situate in the  
**CARROLL TOWNSHIP,**  
WASHINGTON County, Pennsylvania,  
being 1429 4th Street. Monongahela. PA  
15063-1252; Parcel No. 130-006-05-02-  
0010-00 (Acreage or street address)  
Improvements thereon: RESIDENTIAL  
DWELLING; Judgment Amount:  
\$149,028.09  
Attorneys for Plaintiff Phelan Hallinan  
Diamond & Jones, LLP

**SHERIFF'S SALE No. 2016-3710**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE No. 2016  
-3710 issued out of the COMMON  
PLEAS of Washington County, and to me  
directed on which inquisition and  
exemption are waived, there will be  
exposed at public sale in the Courthouse  
Square Building, Room 104, 100 West  
Beau Street, Washington, PA 15301,  
Washington County, at 10:00 A.M. on  
**SEPTEMBER 1, 2017**

**Wells Fargo Bank, NA v. Bryan  
Thybault & Christine Thybault**

owner(s) of property situate in the  
**ROSCOE BOROUGH,**  
WASHINGTON County, Pennsylvania,  
being 104 Good Street, Roscoe. PA  
15477; Parcel Nos. 560-005-00-02-0006-  
00; 560-005-00-02-0006-01 (Acreage or  
street address); Improvements thereon:  
RESIDENTIAL DWELLING - Judgment  
Amount: \$96,137.28  
Attorneys for Plaintiff Phelan Hallinan  
Diamond & Jones, LLP

**SHERIFF'S SALE No. 2016-4607**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE No. 2016  
-4607 issued out of the COMMON  
PLEAS of Washington County, and to me  
directed on which inquisition and  
exemption are waived, there will be  
exposed at public sale in the Courthouse  
Square Building, Room 104, 100 West  
Beau Street, Washington, PA 15301,  
Washington County, at 10:00 A.M. on  
**SEPTEMBER 1, 2017**

**Deutsche Bank National Trust  
Company, as Trustee for Carrington  
Mortgage Loan Trust, Series 2005-  
OPT2, Asset Backed Pass-Through  
Certificates c/o Ocwen Loan Servicing  
LLC v. Cynthia L. Dee**

All that certain lot or piece of ground  
situate in the **Borough of Canonsburg**  
Washington County, having erected  
thereon a dwelling known as 517 Franklin  
Avenue, Canonsburg, PA 15317-2023  
I.D. NO. 090-009-00-02-0009-00;  
JUDGMENT AMOUNT \$95,695.04  
ATTORNEY: Jessica N. Manis, Esq. 1581  
Main Street, Suite 200, Warrington, PA  
18976

**SHERIFF'S SALE No. 2016-4827**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE No. 2016  
-4827 issued out of the COMMON  
PLEAS of Washington County, and to me  
directed on which inquisition and

exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 1, 2017**

**Dollar Bank FSB Plaintiff v. Victoria L. Loulli Known Surviving Heir of Dolores J. Mary, Michael A. Mary, Known Surviving Heir of Dolores J. Mary, Rosalie M. Wattelet, Known Surviving Heir of Dolores J. Mary, Patrick W. Mary, Known Surviving Heir of Dolores J. Mary, Gary Mariani, Joyce Mariani and Unknown Surviving Heirs of Dolores J. Mary Defendants**

All That Certain land situate in **Chartiers Township** in the County of Washington, Commonwealth of Pennsylvania. Premises: 440 McClane Farm Road, Washington, Pennsylvania 15301. Tax I.D. #: 170-017-01-02-0012-00 Improvements consist of a Residential Dwelling

**SHERIFF'S SALE No. 2016-4829**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-4829 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 1, 2017**

**QUICKEN LOANS INC., 635 Woodward Ave Detroit, MI 48226 vs. TONY T. BROWN Solely in his capacity as heir of William R. Bannister, Deceased YVONNE BROWN Solely in Her Capacity as heir of William R. Bannister, Deceased The Uknown Heirs of William R. Bannister, Deceased; William R.**

**Bannister II, Solely in His Capacity as Heir of William R. Bannister, Deceased; LEONARD BROWN Solely in His capacity as heir of William R. Bannister Deceased**

Land Situated in the **Borough of Burgettstown** in the County of Washington in the State of PA

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN SMITH TOWNSHIP, WASHINGTON COUNTY, PENNSYLVANIA, AND KNOWN AND DESIGNATED AS 81 Raymond Street, Burgettstown, PA 15021; PARCEL# 070-020-00-03-0002-00, PARCEL# 070-020-00-03-0003-00.

**SHERIFF'S SALE No. 2013-5115**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-5115 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 1, 2017**

**Bank of America, N.A. v. Charles A. Dean & Dora A. Dean**

owner(s) of property situate in the **DONEGAL TOWNSHIP, WASHINGTON** County, Pennsylvania, being 551 Old National Pike, West Alexander, PA 15376-2334; Parcel No. 230-004-00-00-0025-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$126,179.34

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

**SHERIFF'S SALE No. 2014-5500**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-5500 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 1, 2017**

**U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT, Plaintiff, vs. Lori A. Poland, Defendant**

ALL THAT CERTAIN piece, parcel or lot of land situate in **Donegal Township**, WASHINGTON County, Pennsylvania. Tax Parcel No.: 230-007-02-02-0003-00 Property Address: 87 Highland Avenue, West Alexander, PA 15376 Improvements: Erected Thereon

**SHERIFF'S SALE No. 2011-5748**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2011-5748 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 1, 2017**

**Federal National Mortgage Association ("Fannie Mae") Plaintiff v. Anthony J. Brown a/k/a Anthony Brown and Stacey Brown Defendants**

All That Certain land situate in the **Borough of Centerville** in the County of Washington, Commonwealth of Pennsylvania. Premises: 27 Richeyville Road, Richeyville, Pennsylvania 15358 - Tax I.D. #: 154-005-02-00-0014-00

Improvements consist of a Residential Dwelling

**SHERIFF'S SALE No. 2016-6485**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-6485 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 1, 2017**

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs BRENDA E. MILLER AND TIMOTHY L. MILLER**

ALL those certain lots situate in the **Borough of Bentleyville**, County of Washington, Pennsylvania, HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 111 BEALLSVILLE ROAD, BENTLEYVILLE, PA 15314. PARCEL NO. 040-003-00-02-0003-00

**SHERIFF'S SALE No. 2014-6545**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-6545 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 1, 2017**

**COMMUNITY BANK, f/k/a COMMUNITY BANK, NATIONAL ASSOCIATION, Plaintiff, vs. JAMES D. EALY and KRISTAN R. EALY, Defendants.**

ALL that certain lot of ground situate in the **Borough of East Washington**, Washington County, Pennsylvania which has an address of 209 North Avenue, Washington, PA 15301. Tax Assessment No. 290-005-00-04-0001-00.

**SHERIFF'S SALE No. 2014-6962**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-6962 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104,100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 1, 2017**

**WELLS FARGO BANK, NA., AS TRUSTEE FOR THE HOLDERS OF THE BANC OF AMERICA ALTERNATIVE LOAN TRUST 2006-1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-1, C/O NATIONSTAR MORTGAGE LLC C/O NATIONSTAR MORTGAGE LLC VS. KATHLEEN A. GRAFF & ANTHONY J. GRAFF**

ALL that certain tract of land situate in the **Township of Cross Creek**, Washington County, Pennsylvania Being designated as Parcel Numbers 210-008-00-00-004-00 and 210-005-00-00-0011-00 - BEING KNOWN AS: 76 Nickolay Road, Avella, PA 15312

**SHERIFF'S SALE No. 2016-7099**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-7099 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104,100 West Beau Street, Washington, PA 15301,

Washington County, at 10:00 A.M. on **SEPTEMBER 1, 2017**

**The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as Successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset Backed PassThrough Certificates, Series 2004-KS11 v. Lewis R. Collins a/k/a Lewis Collins & Kara J. Collins a/k/a Kara Collins**

owner(s) of property situate in the **STOCKDALE BOROUGH**, WASHINGTON County, Pennsylvania, being 501 Sutherland Street, Stockdale. PA 15483; Parcel No. 620-001-00-01-0001-00 (Acreage or street address); Improvements thereon: RESIDENTIAL DWELLING - Judgment Amount: \$82,649.26 . Attorneys for Plaintiff Phelan Hallinan Diamond & Jones. LLP

**SHERIFF'S SALE No. 2016-7116**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-7116 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, P A 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 1, 2017**

**PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, A DIVISION OF NATIONAL CITY BANK vs. SHAREN A HELMS aka SHAREN HELMS**

All that certain piece of land situate in **East Washington Borough**, Washington County, Pennsylvania, being TAX PARCEL NO: 290-008-00-02-0011-00;



BEING KNOWN AS: 519 East Beau Street, Washington, PA 15301

**SHERIFF'S SALE No. 2016-7124**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-7124 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 1, 2017**

**PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO NATIONAL CITY REAL ESTATE SERVICES, LLC, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, INC., FORMERLY KNOWN AS NATIONAL CITY MORTGAGE CO. vs. The Unknown Heirs of Kevin E. McKean Deceased; JAIME McKEAN Solely in Her Capacity as Heir of Kevin E. McKean Deceased; JASON McKEAN Solely in His Capacity as Heir of Kevin E. McKean Deceased**

ALL that certain lot of ground situate in **South Strabane Township**, Washington County, Pennsylvania Parcel No. 600-006-07-05-0021-00; 60 Oak Hill Drive, Washington, PA 15301

**SHERIFF'S SALE No. 2016-7258**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-7258 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 1, 2017**

**The Huntington National Bank Plaintiff v. Jordan J. Gilbert a/k/a Jordan John Gilbert, Defendant**

All That Certain land situate in **South Strabane Township** in the County of Washington, Commonwealth of Pennsylvania. Premises: 175 Vance Station Road, Washington, Pennsylvania 15301 - Tax I.D. #: 600-006-02-00-0029-02 - Improvements consist of a Residential Dwelling

**SHERIFF'S SALE No. 2016-7616**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-7616 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 1, 2017**

**The Bank of New York Mellon Trust Company, N.A. as Successor in Interest to All Permitted Successors and Assigns of The JPMorgan Chase Bank, as Trustee for Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates, Series 2003-Bc2 v. Eric Havel, in His Capacity as Heir of Rudy Havel aka Rudolph Havel, Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Rudy Havel aka Rudolph Havel, Deceased**

owner(s) of property situate in the **MT. PLEASANT TOWNSHIP**, WASHINGTON County, Pennsylvania, being 21 Wabash Street. Southview, PA 15361-1205; Parcel No. 460-012-02-03-0002-00 (Acreage or street address); Improvements thereon: **RESIDENTIAL DWELLING** - Judgment Amount

\$84,415.16; Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

**SHERIFF'S SALE No. 2016-7862**

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-7862 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 1 0:00 A.M. on **SEPTEMBER 1, 2017**

**JPMorgan Chase Bank, N.A. s/b/m to Bank One, N.A. v. Valerie Latzy Koker, in Her Capacity as Executrix and Devisee of The Estate of Karen A. Mckeever aka Karen Ann Mckeever; Vanessa Walker, in Her Capacity as Devisee of The Estate of Karen A. Mckeever aka Karen Ann Mckeever; Edward Latzy, in His Capacity as Devisee of The Estate of Karen A. Mckeever aka Karen Ann Mckeever; Philip Latzy, in His Capacity as Devisee of The Estate of Karen A. Mckeever aka Karen Ann Mckeever**

owner(s) of property situate in the **BRIDGEVILLE BOROUGH**, WASHINGTON County, Pennsylvania, being 6 Cherryhurst Lane, Bridgeville, PA 15017-1167; Parcel No. 140-012-16-00-0052-00C (Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING - Judgment Amount: \$135,511.32  
Attorneys for Plaintiff: Phelan Hallinan Diamond & Jones. LLP

**SHERIFF'S SALE No. 2015-4592**

By virtue of a WRIT OF EXECUTION MONEY JUDGMENT -REAL ESTATE No. 2015-4592 issued out of the COMMON PLEAS of Washington County, and to me directed on which

inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 1, 2017**

**Ringgold School District Plaintiff; vs. Christopher Wietrzykowski Defendant**

ALL THAT CERTAIN lot or piece of ground situated in the **Finleyville Borough**, County of Washington and Commonwealth of Pennsylvania. Being known as 3621 Washington Avenue, Finleyville, Pennsylvania, Tax parcel no. 330-005-00-00-0005-01

**SHERIFF'S SALE No. 2014-4711**

By virtue of a WRIT OF EXECUTION - MONEY JUDGEMENT -REAL ESTATE No. 2014-4711 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 1, 2017**

**Ringgold School District Plaintiff vs. Kenneth P. Kapusta & Vivian L. Kapusta Defendant(s).**

ALL THAT CERTAIN lot or piece of ground situated in the **Finleyville Borough**, County of Washington and Commonwealth of Pennsylvania, Being known as 3639 Washington Avenue, Finleyville, Pennsylvania, Tax parcel no. 330-004-00-00-0003-00

**SHERIFF'S SALE No. 2015-4820**

By virtue of a WRIT OF EXECUTION - MONEY JUDGEMENT -REAL ESTATE No. 2015-4820 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived,

there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 1, 2017**

**Ringgold School District Plaintiff, vs. James A. Muntan Defendant(s).**

ALL THAT CERTAIN lot or piece of ground situated in the **City of Monongahela**, County of Washington and Commonwealth of Pennsylvania. Being known as 1011 Thomas Street, Monongahela, Pennsylvania, Tax parcel no. 440-017-00-01-0005-00

**SHERIFF'S SALE No. 2011-5138**

By virtue of a WRIT OF EXECUTION - MONEY JUDGEMENT -REAL ESTATE No. 2011-5138 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 1, 2017**

**Ringgold School District Plaintiff; vs. Charles E. Davis, William E. Carson, William P. Carson Defendant(s).**

ALL THAT CERTAIN lot or piece of ground situated in the **City of Monongahela**, County of Washington and Commonwealth of Pennsylvania. Being known as 614 Marne Avenue, Monongahela, Pennsylvania, Tax parcel no. 440-009-00-04-0001-00

**SHERIFF'S SALE No. 2011-5856**

By virtue of a WRIT OF EXECUTION - MONEY JUDGEMENT -REAL ESTATE No. 2011-5856 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived,

there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 1, 2017**

**Ringgold School District Plaintiff, vs. John J. Bandalo Defendant(s).**

ALL That certain lot or piece of ground situated in the **Borough of Donora**, County of Washington and Commonwealth of Pennsylvania Being known as 405 Eighth Street, Donora, Pennsylvania, Tax parcel no. 240-016-00-03-0023-00

**SHERIFF'S SALE No. 2014-6823**

By virtue of a WRIT OF EXECUTION - MONEY JUDGEMENT -REAL ESTATE No. 2014-6823 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived., there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 1, 2017**

**Ringgold School District Plaintiff, vs. James W. Askins, IV Defendant(s).**

ALL THAT CERTAIN lot or piece of ground situated in the **Union Township**, County of Washington and Commonwealth of Pennsylvania. Being known as 48 Davidson Avenue, Union Township, Pennsylvania, Tax parcel no. 640-007-02-02-0006-00

**SHERIFF'S SALE No. 2014-7195**

By virtue of a WRIT OF EXECUTION - MONEY JUDGEMENT -REAL ESTATE No. 2014-7195 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the

Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 1, 2017**

**Washington School District Plaintiff; vs. Sean Walters Defendant(s).**

ALL THAT CERTAIN lot or piece of ground situated in the **City of Washington**, County of Washington and Commonwealth of Pennsylvania being known as 120 Grove Avenue, Washington, Pennsylvania 15301, Tax parcel no. 780-003-00-01-0002-00

**SHERIFF'S SALE No. 2014-7455**

By virtue of a WRIT OF EXECUTION - MONEY JUDGEMENT -REAL ESTATE No. 2014-7455 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 1, 2017**

**PETERS TOWNSHIP, Plaintiff, vs. HOLMES, SUZANNE L., Defendant**

**PETERS TOWNSHIP, COUNTY OF WASHINGTON, AND COMMONWEALTH OF PENNSYLVANIA. PARCEL NO. 540-002-00-000040-28D, AND HAVING ERECTED THEREON A TWO STORY FRAME CONDOMINIUM UNIT BEING KNOWN AS 339 QUAIL RUN ROAD, VENETIA, PA 15367.**

**SHERIFF'S SALE No. 2014-7483**

By virtue of a WRIT OF EXECUTION - MONEY JUDGEMENT -REAL ESTATE No. 2014-7483 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived,

there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 1, 2017**

**PETERS TOWNSHIP, Plaintiff, vs. CLARK, SHAWN & CLARK, HEATHER LYNN, Defendant(s).**

**PETERS TOWNSHIP, COUNTY OF WASHINGTON, AND COMMONWEALTH OF PENNSYLVANIA. PARCEL NO. 540-010-10-03-000800, AND HAVING ERECTED THEREON A ONE STORY FRAME HOUSE BEING KNOWN AS 417 ROBINHOOD LANE, McMURRAY, PA 15317.**

**SHERIFF'S SALE No. 2013-7613**

By virtue of a WRIT OF EXECUTION - MONEY JUDGEMENT -REAL ESTATE No. 2013-7613 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 1, 2017**

**First-Citizens Bank and Trust Company of North Carolina, successor-in-interest to Temecula Valley Bank v. Michael S. Rupert, DC Aka Michael S. Rupert**

Owner(s) of property situate in **CHARLEROI**, WASHINGTON County, Pennsylvania, being 1001 McKean Avenue. Charleroi. PA 15022 Parcel No. 160-005-00-01-0015-00 (Acreages or street address) -Improvements thereon: RESIDENTIAL DWELLING -Judgment Amount: \$332,706.73

**SHERIFF'S SALE No. 2011-7873**

By virtue of a WRIT OF EXECUTION - MONEY JUDGEMENT -REAL ESTATE No. 2011-7873 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **SEPTEMBER 1, 2017**

**Ringgold School District Plaintiff vs. Tyran O. Baltimore & Lesley M. Baltimore Defendant(s).**

ALL that certain lot Or piece of ground situate in the **Borough of Finleyville**, County of Washington and Commonwealth of Pennsylvania -3632 Washington Avenue, Finleyville, Pennsylvania; Tax Parcel No. 330-004-00-00-0009-00  
Samuel F. Romano, Sheriff 7)2-3

## WASHINGTON COUNTY BAR ASSOCIATION BOARD OF DIRECTORS 2017

**President:** Stephanie M. Sewak

**President-Elect:** Susan M. Key

**Vice-President:** Frank C. Roney, Jr.

**Secretary:** Patrick R. Grimm

**Treasurer:** Matthew J. Madvay

**Immed Past-Pres.:** Edward C. Morascyzk

**Young Lawyers' Division:**

Jarrold Takah, - President

Rose A. Semple, President-elect

**Board Members:**

Hon. Damon J. Faldowski (2017)

Deana Stephens (2017)

deRicci Getty (2018)

Eugene Julian (2018)

Brett A. Clancy (2019)

Jonathan G. Higie (2019)